LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

WELDED STEEL MOMENT FRAME BUILDING

INSPECTION FILE

900-950. WESTWOOD. BL.
ADDRESS

JUNE-21-1995.
DATE

Welded Steel Moment Frame Building Files were prepared by the Department in response to Ordinance No. 170406. This ordinance was adopted to repair Welded Steel Moment Frame buildings with damage resulting from the 1994 Northridge Earthquake; enable the City of Los Angeles to protect its population and property; and provide for the enforcement of the Building Code in the event of further earthquakes. These files were created as a result of both mandatory and voluntary compliance.

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SCOTT Z. ADLER
PRESIDENT

JOYCE L. FOSTER
VICE-PRESIDENT

JEANETTE APPLEGATE
MABEL CHANG
NANCY H. ZAMORA

CITY OF LOS ANGELES

CALIFORNIA



DEPARTMENT OF BUILDING AND SAFETY

400 CITY HALL LOS ANGELES, CA 90012-4869

ARTHUR J. JOHNSON, JR. GENERAL MANAGER

ARTHUR C. DEVINE EXECUTIVE OFFICER

CERTIFICATE OF PERSONAL SERVICE WELDED STEEL MOMENT RESISTING FRAME BUILDING

JOB ADDRESS: 900-950 Westwood Bl.
I, Michael alway, an Inspector for the Department of Building
and Safety, City of Los Angeles, did on the 21st day of June.
19 95, at Westwood Village in the City of Los Angeles, California.
delivered to Michael Gelbere who claimed to be an owner or agent
representing the property owner located at the above address, the above-captioned Notice.
I certify under penalty of perjury that the foregoing is true and correct.
Executed at Los Angeles, California, on the 21st day of June 19 95.
MICHAEL ALVARET Muhaul Alvany Inspector's Name (Print) Inspector's Signature Inspector's ID#

SCOTT Z. ADLER

PRESIDENT JOYCE L. FOSTER VICE-PRESIDENT

JEANETTE APPLEGATE MABEL CHANG

NANCY H. ZAMORA

CITY OF LOS ANGELES

RICHARD J. RIORDAN

DEPARTMENT OF **BUILDING AND SAFETY**

400 CITY HALL LOS ANGELES, CA 90012-4869

ARTHUR J. JOHNSON, JR. GENERAL MANAGER

ARTHUR C. DEVINE EXECUTIVE OFFICER

STATE TEACHERS' RETIREMENT SYSTEM 930 WESTWOOD BL LOS ANGELES, CA 90024

DATE POSTED: June 21, 1995/ DATE MAILED: June 23, 1995

INSPECTION AND REPAIR WELDED STEEL MOMENT FRAME CONNECTIONS

BUILDING ADDRESS: 900-950 WESTWOOD BL

(Office)

The City of Los Angeles recently adopted Ordinance No. 170406, which added Section 91.8908 to the Los Angeles Municipal Code (Building Code). Section 91.8908 states that welded sivel moment frame buildings located in high earthquake damaged areas experienced damage in the beam-to-column moment connection as a result of the earthquake of January 17, 1994 and its aftershocks.

The building located at the above-mentioned address has been identified by the Department to be within the scope of Section 91.8908 and you have been identified as the owner, as shown on the latest equalized tax roll.

THEREFORE, you are hereby ordered within 180 days of the mail date of this notice, but no later than December 20, 1995 to submit a report to the Department indicating the number of damaged welded connections and proposed repair procedures. The inspection report shall be prepared under the direction of a structural engineer and shall include the results of ultrasonic tests or the results of other approved methods of testing of connections.

Further, you are directed to obtain permits to repair all fractured connections, as identified in the report, and commence repairs within 90 days of the Department's review of the report, but no later than March 19, 1996.

Further, you are directed to complete all repairs within two years of the permit issuance, but no later than March 19, 1998.

Should you fail to complete the inspection and repairs within the above-mentioned dates as set forth in this order or such additional time as may be granted by this Department, the Department may secure compliance utilizing the procedure ser forth in Section 91.8903, as modified by this ordinance which provides for vacation and demolition of the structure! Failure to comply with this order shall constitute a misdemeanor.

Appeals to this order may be made pursuant to Sections 91.0204, 91.0401(g)10 and 98.0403.1(a)10 of the Los Angeles Municipal Code.

For further information, you may call Mr. Yeuan Chou at (213) 847-4120 between 7:30 A.M. and 5:00 P.M.

Violation: Safety

(Not on EQ1-94 list)

AIN: 4363019900

DISTRICT OFFICE: WL

(EQSF9.MGD, rev 4 25.95)

SCOTT Z. ADLER

JOYCE L. FOSTER VICE-PRESIDENT

JEANETTE APPLEGATE MABEL CHANG

NANCY H. ZAMORA

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN

DEPARTMENT OF
BUILDING AND SAFETY

400 CITY HALL LOS ANGELES, CA 90012-4869

ARTHUR J. JOHNSON, JR. GENERAL MANAGER

ARTHUR C. DEVINE EXECUTIVE OFFICER

STATE TEACHERS' RETIREMENT SYSTEM 930 WESTWOOD BLVD LOS ANGELES, CA 90024

MAILED: July 20, 1995

RESCISSION OF NOTICE FOR INSPECTION AND REPAIR OF WELDED STEEL MOMENT FRAME CONNECTIONS

BUILDING ADDRESS: 900-950 WESTWOOD BL

(Office)

The City of Los Angeles, Department of Building and Safety recently notified you that your building located at the above-mentioned address was within the scope of Ordinance No. 170,406, the "Welded Steel Moment Frame Building" ordinance.

The purpose of this letter is to inform you that your building has been determined to be exempt, at this time, for the following reason.

	Your building is not in the defined area.
	Your building has been determined to be residential in nature, this is not covered by this ordinance.
X	Your building is not a welded steel moment frame design building.
	Other

You should be aware that even though your building is currently exempt, this ordinance or subsequent ordinances may expand the area or use classifications as defined by ordinance, which may include your building in the future.

The Department and I are sorry for any inconvenience this may have caused you, thank you for your understanding. Should you have any questions, please call me at (213) 485-2365 from 7:00 a.m. to 4:30 p.m., Monday through Friday.

RUSSELL E. LANE

Chief Inspector, Building Inspection

(Not on EQ1-94 List)

AIN: 4363019900

DISTRICT OFFICE: WL

CD: 5

(EQSFE9 LTR)



SCOTT Z. ADLER

JOYCE L. FOSTER

JEANETTE APPLEGATE MABEL CHANG

NANCY H. ZAMORA

CITY OF LOS ANGELES

RICHARD J. RIORDAN MAYOR

DEPARTMENT OF **BUILDING AND SAFETY**

400 CITY HALL LOS ANGELES, CA 90012-4869

ARTHUR J. JOHNSON, JR. GENERAL MANAGER

ARTHUR C. DEVINE EXECUTIVE OFFICER

STATE TEACHERS' RETIREMENT SYSTEM 930 WESTWOOD BL LOS ANGELES, CA 90024

DATE POSTED: June 21, 1995/ DATE MAILED: June 23, 1995

INSPECTION AND REPAIR WELDED STEEL MOMENT FRAME CONNECTIONS

BUILDING ADDRESS: 900-950 WESTWOOD BL

(Office)

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Appeals to this order may be made pursuant to Sections 91.0204, 91.0401(g)10 and 98.0403.1(a)10 of the Los Angoles Municipal Code.

For further information, you may call Mr. Yeuan Chou at (213) 847-4120 between 7:30 A.M. and 5:00 P.M.

Violation: Safety

Inspector's ID#

(Not on EQ1-94 list) AIN: 4363019900 DISTRICT OFFICE: WL CD: 5

(EQSF9.MGD, rev 4.25.95)



AFFIDAVIT OF MAILING

ORDER TO COMPLY WELDED STEEL MOMENT RESISTING FRAME BUILDING

I, REBECCA R. TORRES, did mail an Order to Comply for each of the addresses on the attached list for the buildings requiring the abatement of same as a public nuisance. This order was sent to the current owner of record and each owner and address is listed with the site address. These orders are dated for receipt as indicated and were placed for delivery by the U.S. Post Office on the date shown as the date of the order.

Reluce & Justin

0/23/95 Date

(EQSF9.AFF)

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NOTE: OB5# is the EQ1-94 database number for a particular record. Records without an OBS # means that the structure does not exist in the EQ1-94 database.

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NOTE: OBS# is the EQ1-94 database number for a particular record. Records without an OBS # means that the structure does not exist in the EQ1-94 database.

Department of Building and Safety LIST OF ORDERS MAILED 6/23/95 FOR WELDED STEEL MOMENT RESISTING FRAME BUILDINGS WITHIN THE DEFINED AREA OF ORDINANCE 170406

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Department of Building and Safety
LIST OF ORDERS MAILED 6/23/95 FOR WELDED STEEL
MOMENT RESISTING FRAME BUILDINGS WITHIN THE DEFINED AREA OF ORDINANCE 170406

SITUS ADDRESS (and, if exists, aka address) VILSHIRE BL WILSHIRE BL OFC OWNERSHP: WILSHIRE 10940 WIL COMMENTS: OX PER "S OWNERSHP: 10960 PRC 10 E 50TH COMMENTS: OX PER "S OWNERSHP: 10960 PRC 10 E 50TH COMMENTS: OX PER "S OWNERSHP: 12 SALLEY	SITUS ADDRESS f exists, aka address) BL GFC BL GFC	SITUS ADDRESS ZIP AIN CD OFC OCC 90024 4324001010 5 HL 13 00025 HZ 10940 MILSHIRE WESTWOOD ASSOCIATI 10940 MILSHIRE BL LOS ANGE COMMENSHP: 0002028 5 HL 13 BL OFC 90057 4324002028 5 HL 13 ONNERSHP: 10960 PROPERTY CORP 10 E 50TH ST NEW YORK, NY COMMENTS: 0K PER "STL FRAME WLA/VN L] ONNERSHP: 10960 PROPERTY CORP 10 E 50TH ST NEW YORK, NY COMMENTS: 0K PER "STL FRAME WLA/VN L] BL ONNERSHP: 10960 PROPERTY CORP 10 E 50TH ST NEW YORK, NY COMMENTS: 0K PER "STL FRAME WLA/VN L]	SITUS ADDRESS SITUS DIST PRI POST MAIL ZIP AIN CD OFC OCC DATE DATE 90024 4324001010 5 HL 13 6/21/95 6/23/9 OMNERSHP: WILSHIRE WESTWOOD ASSOCIATES 1040 WILSHIRE BL LOS ANGELES, CA COMMENSIS: OK PER "STL FRAME HLA/VN LIST" DTD 3/8/95. BL OFC 90057 4324002028 5 HL 13 6/21/95 6/23/9 OWNERSHP: 10960 PROPERTY CORP 10 E 50TH ST NEW YORK, NY COMMENTS: OK PER "STL FRAME HLA/VN LIST" DTD 3/8/95.		10936		10960	52777 10990		11600	11600	11600 11601 11620	11600
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POST WAIL SUBMIT OBTAIN COMPLETE DATE DATE REPORT PERMIT WORK 6/21/95 6/23/95 12/20/95 3/19/96 3/19/98 ES. CA IST DTD 3/8/95. OFFICE BLDG PER 89LA36903. IST DTD 3/8/95 12/20/95 3/19/96 3/19/98 6/21/95 6/23/95 12/20/95 3/19/96 3/19/98 IST DTD 3/8/95 12/20/95 3/19/96 3/19/98	SUBMIT OBTAIN COMPLETE REPORT PERMIT WORK WO	SUBMIT OBTAIN COMPLETE REPORT PERMIT WORK 12/20/95 3/19/96 3/19/98 12/20/95 3/19/96 3/19/98 12/20/95 3/19/96 3/19/98 12/20/95 3/19/96 3/19/98 12/20/95 3/19/96 3/19/98 12/20/95 3/19/96 3/19/98 12/20/95 3/19/96 3/19/98	PLETE ORK 19/98 19/98 19/98	REMAILED	, ,			<u>-</u>		_			WILSHIR

	90017				9/95.	CA ST" DTD 3/8	ANGELES, LA/VN LI	FRAME W	333 S GRAND AV LOS ANGELES, CA OK PER "STL FRAME WLA/VN LIST" DTD 3/8/95.	COMMENTS:		:	
		3/19/98	3/19/96	12/20/95	6/23/95 1	1/95	16	11 WL	, 0,	90025 4 	00 - WILSHIRB BL	12400	
3/9/95.	90017	95 12/20/95 3/19/96 3/19/98	3/19/96	12/20/95 - WILSHIRE CEN		ES, CA SI OID 3/	LOS ANGELI	FUND VA EROA ST LA	TCW REALTY 865 S FIGUI OK PER "STI	13 H		!	! ! !
						- i	- :	- 1	4267036038	90025	00 - WILSHIRE BL	12300	117063
129112 (1391)	60661 PRMT 81LJ	IL 60661 LIST" DTD 3/8/95. LUPAMS SHOWS 12121 WILSHIRE BLVD. PRMT 81LA29112	12121 WIL	PAMS SHOWS	8/95. LUI	IL LIST" DTD 3/8/95. 12125 WILSHIRE BL.		E STATE LID E ST CHICAGO FRAME WLA/VI	OWNERSHP: CARLYLE REAL ESTATE LTD 525 W MONROE ST CHICAGO, COMMENTS: OK PER "STL FRAME MLA/VN ISSUED FOR NEW OFC/PKG @	OWNERSHP:			
en an in		3/19/98	3/19/96		6/23/95	6/21/95	E .	11 NL	4264026055	90025	21 -12125 WILSHIRE BL	12121	
Crist of 17 17 17 17 17 17 17 17 17 17 17 17 17	90071	-		_	8/95.	SS, CA	NLA/VN L	NT AV LA	W/B 533 (COMMENTS:		<u>-</u>	4 4 1 1 9 4
wy.		3/19/98	3/19/96	12/20/95	6/23/95	6/21/95	<u> </u>	11 KF	4263002046 1	90025	00 - WILSHIRE BL	12100	102008
31	90024			_	/8/95.	S, CA IST* DTD 3/8/95	S ANGELE	P K AV LO	OWNERSHP: ESCOBEL CORP 875 COMSTOCK AV LOS ANGELES COMMENTS: OK PER "STL FRAME WLA/VN LI	OWNERSHP:			
		3/19/98	3/19/96	12/20/95	6/23/95	6/21/95 6/23/95 12/20/95 3/19/96 3/19/98	13	11 WE	4265014095	90025	925 - WILSHIRE BL	11925	
	90064	S ANGELES, CA ST" DTD 3/8/95. S NEW ADDR AT 11500 W OLYMPIC BL #610 LA CA 90064	BL #610 I	M OLYMPIC	CA /8/95. R AT 11500		#610 LO WLA/VN L TO OWNER	INC MPIC BL FRAME MAILEO	P: NANSAY USA INC 11500 W OLYMPIC BL #610 LOS ANGELES, CA S: OK PER "STL FRAME WLA/VN LIST" DTD 3/8/ ORIG ORDER MAILEO TO OWNER'S NEW ADDR A'	OWNERSHP:		:	
		3/19/98	3/19/96	12/20/95	6/23/95	6/21/95		11 WL	4265013041	90025	859 WILSHIRE BL	1 11859	85811
IST DTO	PER SMITH-EMERY LIST DTO		NDMARK BLI	"WILSHIRE LANDWARK BLDG"		LES, CA IST DTD 3	I LOS ANGE WLA/VN L	ANDMARK HIRE BL FRAME PAMS SHO	OWNERSHP: WILSHIRE LANDMARK I 11755 WILSHIRE BL LOS ANGEI COMMENTS: OK PER "STL FRAME WLA/VN L: 3/9/95. LUPAMS SHOWS BLANK	OWNERSHP:			
8 8 9 0 8 8	8 8 9 9 9	3/19/98	3/19/96	12/20/95	6/23/95	6/21/95	13	11 WE	4265010124	90025	755 - WILSHIRE BL	3 11755	77073
REMAILEO	RET MAIL RECD	BTAIN COMPLETE RET MAIL ERMIT WORK RECD REMAILEO	PERMIT	SUBMIT	MAIL			CD OFC	AIN	SITUS	(and, if exists, aka address)	<u>:</u>	OBS

NOTE: OBS# is the EQ1-94 database number for a particular record. Records without an OBS # means that the structure does not exist in the EQ1-94 database.

(EQSTLFRM.DB-R9) 06/23/95 EQSFLM9.DB

Department of Building and Safety
LIST OF ORDERS MAILED 6/23/95 FOR WELDED STEEL
MOMENT RESISTING FRAME BUILDINGS WITHIN THE DEFINED AREA OF ORDINANCE 170406

Page

											<u> </u>
54919	5	-	. `	3/8/95.	RANS N, WI LIST" DID 3	PPLETON LA/VN L	TON FOR	OMNERSHP: AID ASSOCIATION FOR LUTHERANS 4321 N BALLARD RD APPLETON, WI COMMENTS: OX PER "STL FRAME WLA/VN LIST" DTD 3/8/95.	OWNERSHP:		
-	1/95 6/23/95 12/20/95 3/19/96 3/19/98	3/19/96	6/21/95 6/23/95 12/20/95 3/19/96 3/19/98	6/23/95			 §	91423 2359020045 5 VN 13	91423 2	4730 - WOODMAN AV	3364 4
90067	:	SHEET DID	AVE. STL FRAME PER SURVEY ADD SHEET DTD 3/11/95	S, CA FRAME PER	LOS ANGELES AVE: STL	TR STARS 1	LLIE J DF THE 4316 N	OWNERSHP: CAMPBELL, BILLIE J TR 1901 AVENUE OF THE STARS LOS ANGELES, CA COMMENTS: LUPANS SHOWS 4316 HOODMAN AVE. STL FRAM	OWNERSHP:		
-	3/19/98	3/19/96 :	6/21/95 6/23/95 12/20/95 3/19/96 3/19/98	6/23/95	6/21/95	15	- - - - - - - - - - - - - - - - - - -	91423 2360006060 5	91423 2	4312 - MOODMAN AV	
90025 DTD 3/9/9	TURE 910 LOS ANGELES, CA 910 LOS ANGELES, CA 1LIST" DTD 3/8/95. "GATEWAY BLDG" PER SMITH-EMERY LIST DTD 3/9/95. JOINT VENTURE", PER ALAN GOLAD (DIRECTOR OF PROPERTY MANAGEMNT (310) L TO K.PENERA ON 6/8/95.	G" PER SMIT	GATEWAY BLD LAN GOLAD (1	TRE 110 LOS ANGELES, CA 1251" DID 3/8/95. "GAT 10INT VENTURE", PER ALAN 10 K.PENERA ON 6/8/95.	URE 910 LOS AN LIST DID JOINT VENTO TO K. PENEI	NI VENT D, STE HLA/VN E CALL	TT JOI. RE BLVI FRAME I JGLAS 1 RU PHOI	OWNERSHP: DOUGLAS EMMETT JOINT VENTURE 12121 WILSHIRE BLVD, STE 910 LOS ANGELES, CA COMMENTS: OK PER "STL FRAME MLA/VN LIST" DD 3/8/95. NEW OWNR, "DOUGLAS EMMETT JOINT VENTURE", PER 820-7035) THRU PHONE CALL TO K.PENERA ON 6/8	OWNERSHP COMMENTS		
6	6/21/95 6/23/95 12/20/95 3/19/96 3/19/98	3/19/96	6/23/95 12/20/95 3/19/96 3/19/98	6/23/95		13	<u> </u>	4267035015 11 WL 13		12424 - WILSHIRE BL	
RECD REMAILED	OBTAIN COMPLETE RET MAIL PERMIT WORK RECD REMAILED	OBTAIN C	SUBMIT	MAIL		OCC PRI	CD OFC	AIN C	SITUS	OBS# (and, if exists, aka address)	OBS

SUMMARY: TOTAL ORDERS MAILED ON 6/23/95 - 40

DATE	CONDITION OF WORK AND CORRECTIONS	JOB ORDER/ TYPE OF INSP.	INSPECTO
0-21-9	I Issued O.T.C. and letter to bldg	TIPE OF INSP.	
	owners to prop man michael		
	Gelber and exchanged Cando and		
	Dertune of della - I camps and		7
1/0/00	Mar III	- ce	vane
10 PP	MET WITH MILE CREIPER PROPERTY MAR. BLOG		
	15 POUPED IN PLACE CONC.	Na	Camoli
		,	/
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			7
			is .
	1 TENIOTE IS TO THE CHECKEN COLLEGE		

